Date: April 12, 2006 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings	Report Prepared by: Cindy Hom
Public Hearing: YesX	No:
Notices Mailed On: 3/31/0	6 Published On: 3/30/06 Posted On: 3/31/06
TITLE:	"S"ZONE APPROVAL NO. SZ 2005-12
Proposal:	A request to construct a 5,994 square foot single story residence, detached second family unit, and various landscape amenities including a patio cover, in ground pool, and spa.
Location:	1000 Piedmont Road (APN 88-44-099)
RECOMMENDATION:	Approve with conditions to City Council
Applicant:	John Ha, 510 Lawrence Expressway, Sunnyvale, CA 94085
Property Owner:	Phung Nguyen and Trang Tran, 1671 Canyon View Dr. San Jose, CA 95132
Previous Action(s):	Tentative Map Approval
Environmental Info:	Categorically Exempt pursuant to section 15403 of the California Environmental Quality Act.
General Plan Designation:	"Hillside – Very Low Density"
Present Zoning:	Single Family Residential-Hillside" ("R1-H")
Existing Land Use:	Vacant
Agenda Sent To:	Applicant/property owner

BACKGROUND

Attachments:

PJ#:

On December 16, 1986, the City Council approved Tract No. 7943 (Hillcrest Major Subdivision) for the development of 716 residential lots that included a mixture of conventional homes, patio homes, townhomes and a 7 acre public park. The approved tract map included the subject parcel that remained undeveloped.

Plans

3197

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Site Description

The subject site is a 1.68-acre triangular shaped parcel located on the northeast quadrant of the intersection at Piedmont Road and Landess Avenue. The subject site is situated at the base of the Milpitas foothills and is bounded by the abandoned segment of Old Piedmont Road Cul-de-sac and the undeveloped hillside to the east; a planned unit development consisting of single family hillside homes to the northeast; single family homes to the west and southwest; and the Milpitas/San Jose city boundary and a multifamily dwellings to the south.

Currently, the parcel is undeveloped and is covered over with natural vegetation. A row of city street trees runs along the west property line. The existing topography is relatively flat with slight upslope. Provided below is an aerial photo of the subject site and surrounding uses.



THE APPLICATION / PROJECT DESCRIPTION

Pursuant to Section 45 (Hillside Combining District) and Section 42 (Site and Architectural Review), of the Milpitas Zoning Ordinance, the applicant has submitted an application to construct a new 5,994 square foot single story residence, detached second family unit, and various landscape amenities on a 1.68-acre parcel located at 1000 Piedmont Road.

Site Plan

The proposed residence will be situated on the southern portion of the triangular shaped parcel approximately 6,000 feet away from the perceived Crestline. The proposed residence has a roughly "L" shaped building footprint, with main living space aligned approximately north-south and with the garage aligned northeast-southwest. The 809 square foot detached second family unit, attached patio cover, pool and retaining wall are located in rear half of the lot and within the

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parcel's building envelope. The property is accessed from Piedmont Road by a single, "Y" shaped driveway that serves the garage and the main front entryway. A meandering pervious walkway is proposed along the southern perimeter to connect the formal front entry to the rear yard and second family unit.

Building Architecture

The architecture of the house is characterized by a concrete gray-brown slate tile roof with stucco covered walls painted with muted earth tones. Multiple bay windows are proposed on the front, side and rear elevations. Decorative stacked stone is applied to the base of each bay window. All windows are multi-paned and either arched and/or rectangular shaped.

Table: 1 notes the impervious area of the subject proposal:

Table 1

Impervious Surfaces	
Lot Area	73,181 sq. ft. (1.68 acres)
Main Residence	5,994 sq. ft
Total Impervious Surfaces Building footprint	7,998sq. ft. 5,994 sq. ft.
Detach second family unit	809 sq. ft.
Open patio cover	470 sq. ft.
Future swimming pool and spa Front entrance	545 sq. ft 180 sq. ft.

The driveway and all walkways shall utilize a pervious concrete material. The proposed material is not identified as an impervious surface. Section 45.17-2 defines impervious surfaces as surfaces that will not allow or greatly reduce the penetration of water into the ground such as concrete, asphalt, bricks, swimming pools, "turf stones", plastic sheeting to name a few. The Stormwater C3 Guidebook that was adopted by the Planning Commission includes pervious concrete as a permeable pavement. *Staff recommends* a condition of approval, that requires the applicant to clarify the on the building permit plans that pervious concrete not perforated pavers is to be used for the driveway and walkways.

Landscaping is proposed along the west, south and east elevations and consist of forty-three (43) 24-inch box trees and other various shrubs and ground cover to be planted throughout the site. The proposed landscaping is consistent with City Council Resolution 6066 (Hillside Landscaping Water Conservation and Fire Hazard Mitigation Measures) and utilizes plants from the suggested plant list.

ISSUES

Conformance with the General Plan

The proposed project does not conflict with the General Plan and is consistent with Guiding Principle 2.a-G-3, which encourages a variety of housing types and densities that met the needs of individuals and families. Furthermore, the proposed project is also consistent with following Implementing policies:

- □ 2.a-l-10 fosters community pride through beautification of existing and future development.
- 2.a-l-16 preserves the natural hillside by limiting new development in the hillside area to only very low-density residential zone.
- 2.a-l-18 retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.

Major Visual Gateway and Scenic Corridor

According to the General Plan, the project site is a major visual gateway located with the City's scenic corridor, as shown on the Scenic Resources and Routes General Plan Map (Figure 4-6). Properties within the scenic corridor are subject to specific design requirements and height restrictions that include but not limited to the following:

- □ Limit to uses permitted or conditionally permitted in the R-1 Single Family residential and Parks and Open Space Zoning Districts.
- Clustering of structures to preserve open space.
- □ 17' maximum height limit.
- Disallow obstruction of scenic features such as ridgelines, stands of trees, historic or scenic structures or destruction of any distinctive physical characteristics of significant scenic value.
- Avoid architectural features like unusually long blank walls, unbroken roof lines and/or steep roof pitches that detract from the scenic characteristics of the site.
- Utilize an appropriate scale that is consistent with the scale of the existing development in the immediate vicinity and within the Scenic Corridor.
- □ Ensure bulk of building(s) will not dominate views of the corridor.
- Use building colors and materials that are harmonious and complement the rural "natural" hillside setting.
- □ Limit driveway access off scenic corridors.

Implementing Policy 4.g-l-5 states that new development within the Scenic Corridor will be subject to site and architectural review by the Planning Commission for the following:

- Architectural design of the development
- Use of materials that help blend the building into the surrounding
- Screening of parking, storage and other such areas by using trees and shrubs.

As proposed, the project complies with the General Plan requirements for new development within the Scenic Corridor. Single-family dwellings are a permitted use in the R1-H zone. The main dwelling and accessory structures and buildings are consolidated to the southern portion of the parcel, leaving the north end as landscaped open space. The proposed home will not exceed the 17' maximum height limit and will not dominate views of the scenic corridor or obstruct views of the hillside because it located at the base of the foothill and the proposed landscape will help frame as well as enhance views. In addition, the dwelling and accessory

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structures and buildings will be constructed with quality materials such as a concrete slate tile roof, stucco, and stacked stone and will also utilize earth tone colors that help blend the building with the natural surroundings. The project also proposes a single driveway access off of Piedmont Road. An alternative access is not possible because of the dilapidated condition of the abandon road and cul-de-sac. As mentioned, landscaping will help frame and/or enhance views but also serves as screening for the garage and driveway areas. *Staff recommends* a condition of approval that shall require all landscaping to be installed prior to occupancy to ensure the development is orderly and maintains the aesthetics of the scenic corridor.

Geological Concerns

According the Seismic and Geotechnical General Plan Map (Figure 5-2), the project site is located within the Alquist-Priolo Special Study Zone. As a result, a geological and geotechnical study is required to identify any significant seismic fault and/or slope instability hazards on the site that would threaten the proposed residence and to provide mitigation measures. Based on information contained in the geological and geotechnical report dated September 11, 2005 by Billy Lin and Associates (BLA), the report indicates the project site is located within proximity to the Crosley and Berryessa Faults. The Crosley Fault is located close to and along the northeastern property boundary of the project site and the Berryessa Fault is located approximately 900' northeast of the site. The site was investigated to determine the possible presence of the Crosley Fault, possible fault orientations, and the potential for surface rupture. A 140-linal-feet exploratory trench was taken at the northern portion of the proposed main building footprint. The exploratory trench log exposed continuous layers of alluvial deposits and did not show evidence of fault displacements such as offsets, shear planes, abrupt changes in color, texture or moisture.

The project site is also located next to the Berryessa Creek Landslide Complex. Both earlier and current investigations indicate the presence of a landslide on the east side of the project site. Data obtained for this study indicated that the slopes adjacent to the east side of the project are generally stable except for the localized Northern Young Landslide. The Geological and Geotechnical report by BLA noted, "...this young landslide moves towards the northwest away from the northern end of the project site and does not appear to adversely impact the structure integrity of the proposed structures."

The California Division of Mines and Geology Seismic Hazard Zone Map for the Calaveras Reservoir Quadrangle (October 2001) indicates two-thirds of the project site is in a potential area for earthquake-induced landslides. There is a potential for strong to very strong seismic shaking which can be a hazard for natural and artificial slopes. Although it is probable that the project site will experience at least one strong ground shaking during the lifetime of the residential development, the anticipated risk would be low and confined to the upper surface silty clays that mantle the project. These potential hazards can be minimized provided the design recommendations and construction considerations are incorporated in the project. Therefore, *staff recommends* a condition approval that shall require the applicant to incorporate the geotechnical recommendations presented in the report dated September 11, 2005 and the addendum prepared by GEI dated February 13, 2006. Furthermore, the City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the city's building permit review and construction inspection process,

therefore the impacts anticipated regarding seismic ground shaking, expansive soils, or liquefaction are less than significant.

The report also further indicates a low probability of seismic-induced differential settlement, liquefaction, lateral spreading and lurch cracking because the dense nature of the subsurface soils, absences of an appreciable water table, and because it is uncommon for lateral spreading and lurching to occur in this area.

Conformance with the Zoning Ordinance

The project was reviewed for compliance with the Zoning Ordinance development standards and requirements for the R1-H (Single Family-Hillside) and are described in Table 2 below:

TABLE 2

HII	LSIDE ZONING STANDARDS & REQUIREMENT.	S	
	REQUIRED	PROPOSED	COMPLIES
BUILDING HEIGHT			
17 WEST OF CRESTLINE		1.77	✓
27' EAST OF	17' n/a	17" n/a	
CRESTLINE	III a	II/ a	
SETBACKS			
FRONT	25' If avg. slopes is < 16%; otherwise 40' is required	25 40'	~
SIDE	40'	40'	
REAR	40'	70	
SIZE OF MAIN RESIDENCE	6,000 sq. ft. maximum	5,994 sq. ft.	✓
IMPERVIOUS SURFACES	10% of total lot area or 8,000 SQ. FT.	7, 998 sq. ft.	✓
CRESTLINE ZONE OF PROTECTION (CZP)	No structure shall visually intrude into the CZP. Land within the CZP shall remain in a natural condition and structures, grading and non- native plant material are prohibited.	No structure in the CZP. Located approximately 6,000 away from the CZP.	√
LOT AREA	None specified. The avg. land area/dwelling is based on the Slope Density Equation. The General Plan requires a density of 1 unit/10gross acres. However, lots that were created prior to the effective date the Hillside Ordinance was codified are exempt.	Not applicable. Lot is exempted per Section 45.03-7	√

Site & Architectural Guidelines

Section 45.09-7 sets forth guidelines for the Commission and Council to consider in their review of Hillside homes. These guidelines are summarized below along with comments regarding the proposed plan's conformance with them.

Site & Architectural Guidelines		Comments Regarding Subject Proposal
(a) Avoid		Complies with the 17' maximum height limit.
Unreasonable Interference with Views and Privacy	۵	Would not unreasonably interfere with views from surrounding properties or views of the hillside based on the view obstruction and restriction analysis provided with the plans submitted by the applicant.
		As proposed, the residence is located approximately 545' from the next hillside home, approximately 170' from single-family tract homes on the west, and approximately 50' from a two story multifamily dwelling unit that is outside of the Milpitas city boundary. Based on the location and distance from adjacent properties, the project will not interfere with privacy.
(b) Preserve Natural		As proposed, the home is situated on a relatively flat to gentle sloped parcel and is designed to blend with the natural contours.
Landscape	a	Only two street trees that are less than 10" in diameter are proposed to be removed and replaced onsite with 43 other trees that will enhance and frame views of the home and hillside setting appropriately.
(c) Minimize Perception of Excessive Bulk		As proposed, the dwelling and accessory structures will be single story while the other adjacent homes are two stories and therefore will not give the appearance of excessive bulk.
		The main dwelling and accessory structures are consolidated to the southern portion of the parcel, leaving the northern portion as open space for landscaping.
(d) Impairment of Light & Air		The proposed single story residence will not impair light and air on adjacent existing residential structures because they are located a at least 50' away and are at least two stories in height.
(e) Minimize Grading		As proposed, the main dwelling shall be located where the parcel is relatively flat so that grading can be minimized. Only 380 cubic yards will be exported for the main dwelling. However, the applicant will need to grade approximately 1836 cubic yards for the back yard and pool where the parcel experiences a slight upslope. The impact will be minimal since the new contours will be designed to blend with the natural contours as demonstrated on the civil drawings.

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Second Family Unit

Per Section 54.22, any application for a second family unit that meets the required development standards and setbacks shall be approved ministerially without discretionary review or public hearing. As proposed the second unit complies with the following standards:

- □ Lot is residentially zoned that contains (1) legal single-family dwelling and (1) second family unit.
- As demonstrated on plans dated February 23, 2006, the proposed second family unit does not exceed 17' in height or exceeds 1,200 sq. ft. in size, is located on the rear half of the lot and is no closer than 6' from the main dwelling and no farther than 100' from the main dwelling, and does not cover more than 30% of the total required rear yard.
- Driveway accommodates (1) additional parking space.
- Constructed with a permanent foundation.
- Designed to match and complement the main dwelling.

California Environmental Quality Act

The project is exempt from further environmental review pursuant to Class 3, Section 15303 ("New Construction of limited new facilities), (a) of the California Environmental Quality Act (CEOA) guidelines.

RECOMMENDATION

Recommend approval to the City Council based on the findings and subject to the conditions listed below.

FINDINGS

- 1. The project complies with the relevant sections of the City's General Plan and Zoning Ordinance.
- 2. The proposed residence is of an attractive design using appropriate colors and materials that complement the surrounding neighborhood and Hillside area.
- 3. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) inasmuch as it meets the definition of Class 3 Exemption (i.e. new construction of small structures—specifically, construction of up to three single-family residences in urbanized areas).

SPECIAL CONDITIONS

1. This approval is for the development of a 5,994 square foot single-family residence, detached second family unit, and various landscape amenities as shown on approved plans dated April 12, 2006 and as modified by these conditions of approval. Any modification shall be submitted pursuant to Section 42 for Planning Commission review and approval. (P)

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- 2. Prior to any tree removal, the applicant shall obtain a tree removal permit from the City Parks and Facilities Department. (P) (PW)
- 3. Prior to any demolition or grading permit issuance, the applicant shall submit to the Planning Division a tree protection plan prepared by an arborist, addressing protective measures for the existing trees to be retained on the developed site. (P) (PW)
- 4. Prior to any demolition or grading permit issuance, the applicant shall obtain tree removal permits as required. (P) (PW)
- 5. Applicant shall screen all ground utilities (backflow preventers) and necessary fire equipment (as per Fire Department Standards). (P)
- 6. The building height shall not exceed 17 feet for the residence and any accessory structures and buildings as measured from the lowest finished grade to the highest ridgeline of the building, per the City of Milpitas Hillside Ordinance. (P)
- 7. Impervious surface area shall not exceed 10% of the lot area or a maximum of 8,000 square feet, per the City of Milpitas Hillside Ordinance. (P)
- 8. No structures of human occupancy should be constructed within 50 feet of the Crosley Fault and within 75 feet of the Landslide Toe. Construction drawings shall clearly show the Crosley Fault setback and the Landslide setback. (P)
- 9. The applicant shall comply with the findings and recommendations prepared by Billy Lin and Associates, contained in the geotechnical reports, dated September 11, 2005 and the addendum prepared by GEI dated February 13, 2006 to ensure compliance with this mitigation. The applicant shall also submit a letter from a licensed geotechnical engineer at Billy Lin and Associates certifying that all of their recommendations have been incorporated into the submitted building or grading plans prior to issuance of any grading or building permit. Additionally, prior to obtaining a final, a certificate of occupancy, or any occupancy for the building, the applicant shall submit a letter from a licensed geotechnical engineer at Billy Lin and Associates certifying that all of their recommendations have been satisfied. (P) (E) (B)
- 10. The applicant shall submit a grading plan to the Planning staff showing that the overall height, grade, cut and fill slopes are developed in conformance with the recommendations from the Geological and Geotechnical Report dated September 11, 2005 and the addendum dated February 13, 2003. (P)
- 11. The applicant shall record with the Santa Clara County Recorders office a hold harmless agreement with the deed for the property disclosing that the site is located within an ancient landslide area, which may have higher than normal potential landslides. This agreement would hold harmless the City from future landslides resulting from development of a site within an ancient landslide area. The City Attorney shall draft said agreement. (P)
- 12. The applicant shall submit an erosion control plan to the approval of the Planning Division. Erosion control measures shall be in place prior to the start of any work and maintained until the completion of construction. (P)
- 13. During all construction activities on-site, the project applicant/developer shall adhere to the following Best Management Practices as suggested by BAAQMD:

- a. Watering all active construction areas twice daily and mover often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- b. Cover all trucks hauling soil, sand, and other loose material or require all truck to maintain at least 2 feet freeboard level within their truck beds.
- c. Pave, apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site. (P)
- 14. Prior to certificate of occupancy all landscaping shall be installed. (P)
- 15. The applicant shall clarify on the building permit plans that pervious concrete is to be used for the construction of the driveway and walkways. (P)
- 16. If at the time of application for permit there is a project job account past due balance to the City for recovery of review fees, review of permit will not be initiated until the balance is paid in full. (P)
- 17. Public easement should be clearly marked. There should be no private plantings or irrigation around public tree plantings. (PW)
- 18. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
- 19. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
- 20. At the time of building permit plan check submittal the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall include offsite tributary drainage areas currently draining to this site via existing cul-de-sac and analyze the existing and ultimate conditions and facilities. The subject study shall recommend adequate drainage facilities to properly accept and convey drainage flows. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to building permit issuance. (E)
- 21. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Piedmont Road including but not limited to new curb and gutter, pavement, street lights, fire hydrants, water and sewer main line extension to serve the development, storm drain, sewer and water services. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a

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digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (E)

- 22. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, water, sewer, and storm drain connection fees, plan check and inspection deposit. These fees are collected as part of the secured public improvement agreement. (E)
- 23. Prior to any building permit issuance developer shall dedicate necessary public service utility easements, as shown on the Engineering Services "S" dated 3/9/2006. (E)
- 24. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
- 25. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
- 26. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
- 27. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
 - A) Storm water connection fee of \$3594, water connection fee of \$1910, sewer connection fee of \$1908 and wastewater treatment plant fee of \$880.
 - B) Water Service Agreement(s) for water meter(s) and detector check(s).
 - C) Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.
 - Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)
- 28. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)

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- 29. It is the responsibility of the developer to obtain any necessary encroachment permits or approvals from affected agencies and private parties, including but limited to the State of California Department of Water Resources (DWR). Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
- 30. Apply applicable Guidelines for New Developments and Hillside Landscaping Water Conservation Policy (Resolution # 6066). (E)
- 31. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
- 32. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
- 33. At the time of building plan check submittal, the developer shall incorporate the changes shown on Engineering Services Exhibit "S"(dated 3/9/2006) in the design plans and submit three sets of civil engineering drawings showing all proposed utilities and public improvements to the Land Development Engineer for plan check. (E)
- (P) = Planning Division; (E) = Engineering Division

PHUNG RESIDENCE

1000 PIEDMONT ROAD MILPITAS, CALIFORNIA 95035

PHUNG NGUYEN 1671 CANYON VIEW DR. SAN JOSE, CA 95132 TEL: (408) 926-1625

ARCHITECT:

JOHN HA, AIA 510 LAWRENCE EXPRESSWAY SUNNYVALE, CA 94085 TEL: (408) 245-0991 FAX: (408) 245-0319

CIVIL ENGINEER:

SMP COMPANY 1534 CAROB LANE LOS ALTOS, CA 94024 TEL: (408) 472-5062 FAX: (408) 287-8630

SOIL ENGINEER-

ALLIANCE ENVIRONMENTAL & SOIL ENGINEERING 1400 COLEMAN AVE, # C16F SANTA CLARA, CA 95050 TEL: (408) 970-8685

PROJECT DESCRIPTIONS

EXISTING IS A HILLSIDE LOT. THIS PROJECT IS TO PROPOSE A SINGLE STORY RESIDENCE WITH A SECOND FAMILY UNIT.

NOTES

- FIRE SAFETY DIABNE CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN COMPRIGHANCE WITH HE FOR SECTION 8704.

 **COMBUSTIBLE CONSTRUCTION SHALL NOT BECOM UNTIL FIRE APPARATUS ACCESS ROADS ARE INSTRUCTED AND WATER MAINS AND FORMATIS ARE OPERATION... CFC SECTIONS 8704.2 AND 8704.3.

 **PROVICE ADDIABNE CLEARWISE OF BRUSH AND VEGETATIVE GROWTH. CFC SECTION 1.
- 1103.2.4.
 * PROVIDE A TELEPHONE PRIOR TO CONSTRUCTION, CFC SECTION 8704.1.

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRICTOR AND SUBCONTRICTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE ERAMINGS AND MAKE KNOWN ANY DISCREPANCES AND INDITY THE ARCHITECT PROP TO DAY EXPROPAGAL AND COMMENCING THER

HESE DEMONAS AND ATLICIDED FOR CISE AT RESIDENCE PROPERTY AND CONSTRUCT AND PROPERTY AND A SECURITY DESCRIPTION OF SECURITY DESPERSA AND A COMMERCE PROPERTY OF RESIDENCE PROPER

THE GENERAL CONTRACTOR SHALL HOLD FARMLESS, NIGHNITY AND DEFEND THE ARCHITECT FROM ANY ACTION INTIATED BY THE INSTALL OWNER OR BY SUBSECUENT OWNERS FOR CONSTRUCTION DEFICIENCES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH COMENY EACH PRASE OF WORK, NICLIUMNS BUT NOT LIMITED TO: UNIFORM BULLING CODE (19C), UNFORM MECHANICAL CODE (LIMC), NATIONAL BLECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NEC), AND ALL APPLICABLE LOCAL COMES AND ELECTRICAL CODE (NEC), AND ALL APPLICABLE LOCAL COMES AND ELECISIATION.

THE CONTRACTOR SHALL REVIEW MAD RECORD THE CONTROLOR OF ALL DESTINES SHE WERRORSHIPS IN MALE OF THE CONTROL OF

CONTRACTOR SHALL PRODUCENT CONTROL THE STEET AND SHIPPY HIRESE AS OF THE CONTROLS OWNER WHICH THE MISS IS TO BE PERFORD. THE CONTROL SHALL WEST AT THE SIST ALL MESSUREMENTS AFFECTIVE HE WORK AND SHALL BET RESPONDED. FOR THE CONTROL FOR THE DEPOSITIONS OF SMALL NO EXPENSION ON THE PRAILINGS TO THE CONTROL FOR THE DEPOSITION OF THE PLANCE OF THE CONTROL FOR THE DEPOSITION OF THE ALLOYS TO THE CONTROL FOR THE DEPOSITION OF THE ALLOYS TO THE CONTROL FOR THE DEPOSITION OF THE MISS OF THE CONTROL FOR THE DEPOSITION OF THE MISS OF THE CONTROL FOR THE DEPOSITION OF THE MISS OF THE MISS OF THE CONTROL FOR THE DEPOSITION OF THE MISS OF THE MISS

ALL PUBLIC IMPROVEMENTS SHALL BE WASE IN ACCORDANCE WITH THE LATEST ACCOPTED CITY STANDARDS. THE STORMS OF GOODS AND MATERIALS CV. SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPUED AND SECLIRED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

LOCATION MAP



LOT COVERAGE CALC.

SITE ACRES: SITE AREA:	1.68 AC. 73,181 SF.			
IMPERVIOUS SURFACE AREA: PERCENTAGE OF LOT:	7,998 SF. 10.93%	0		, Z
MAIN BUILDING AREA: PERCENTAGE OF LOT:	5,994 SF. 8.19%		2006	PITAR
2ND FAMILY UNIT: A PERCENTAGE OF LOT:	809 SF. 1.10%	5	0 21	
REAR PATIO AREA: PERCENTAGE OF LOT:	470 SF. 0.64%		್	SNING NNING
ENTRANCE: PERCENTAGE OF LOT:	180 SF. 0.25%	Ç	MAR	ZZ
FUTURE SWIMMING POOL: PERCENTAGE OF LOT:	545 SF. 0.74%	UC III	-	교
LANDSCAPE: PERCENTAGE:	65,183 SF. 89.07%	1-2-2		

TABULATION

MODERTION		
APN NUMBER:	088-44-099	
TOTAL ALLOWABLE FLOOR AREA:	6,000 SF	
PROPOSED GARAGE AREA;	1,040 SF	
PROPOSED FIRST FLOOR AREA:	4,954 SF.	
TOTAL FLOOR AREA:	5,994 SF.	
TOTAL F.A.R:	8.19%	
PROPOSED HEIGHT:	17'~0"	
MAXIMUM HEIGHT ALLOWED:	17'-0"	

DRAWING INDEX

ARCHITECTURAL

A0	TITLE	SHE

A1.1 IMPERVIOUS SURFACE CALCULATION

OVERALL FLOOR PLAN PART 1
OVERALL FLOOR PLAN PART 2 & SECOND FAMILY UNIT FLOOR PLAN
SECOND FAMILY UNIT FLOOR PLAN

RODE PLAN

DETAILS ELEVATIONS & ROOF CROSS SECTION. VIEW POINT SECTIONS & LINE OF SIGHT

LINE OF SIGHT

PLANTING PLAN
LANDSCAPE SPECIFICATIONS
LANDSCAPE CONSTRUCTION BETAILS

GRADING & DRAINAGE PLAY

ON SEE UTILITY PLAN
ON SEE UTILITY PLAN
ON SEE CROSS SECTIONS & DETAILS
PRELIMINARY OFF SITE MPROVEMENT PLAN
OFF SITE SANITARY SEWER PROFILE

CROSION CONTROL

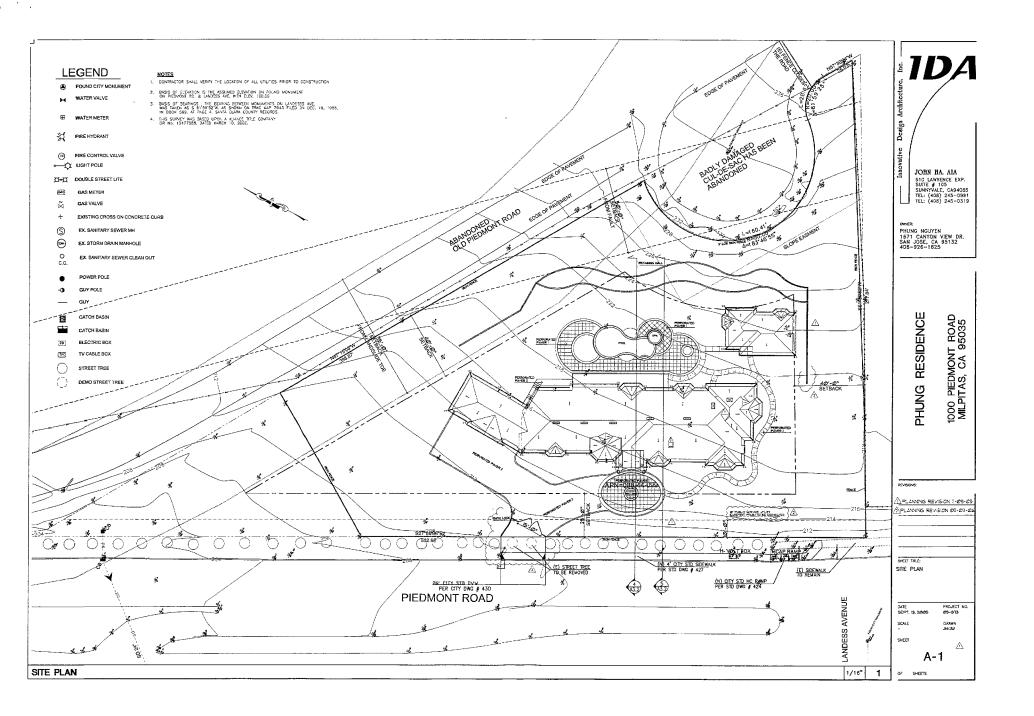
JOHN HA. AIA 510 LAWRENCE EXP. SUITE # 105 SUNNYVALE, CA94085 TEL: (408) 245-0991 TEL: (408) 245-0319

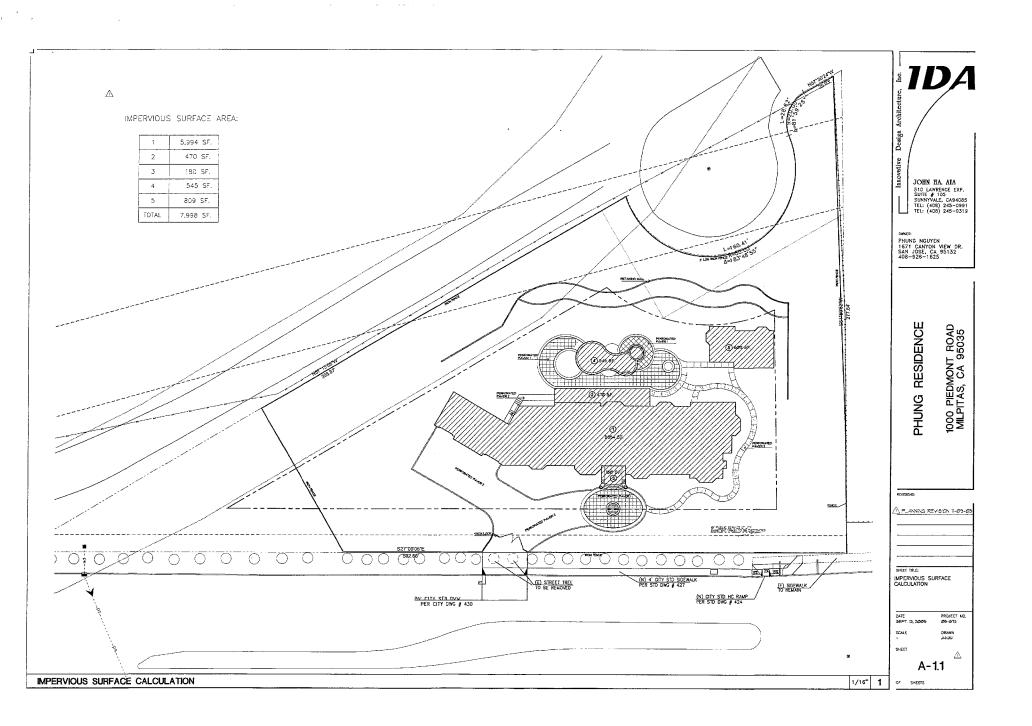
PHUNG NGUYEN 1671 CANYON VIEW DR. SAN JOSE, CA 95132 408-926-1625

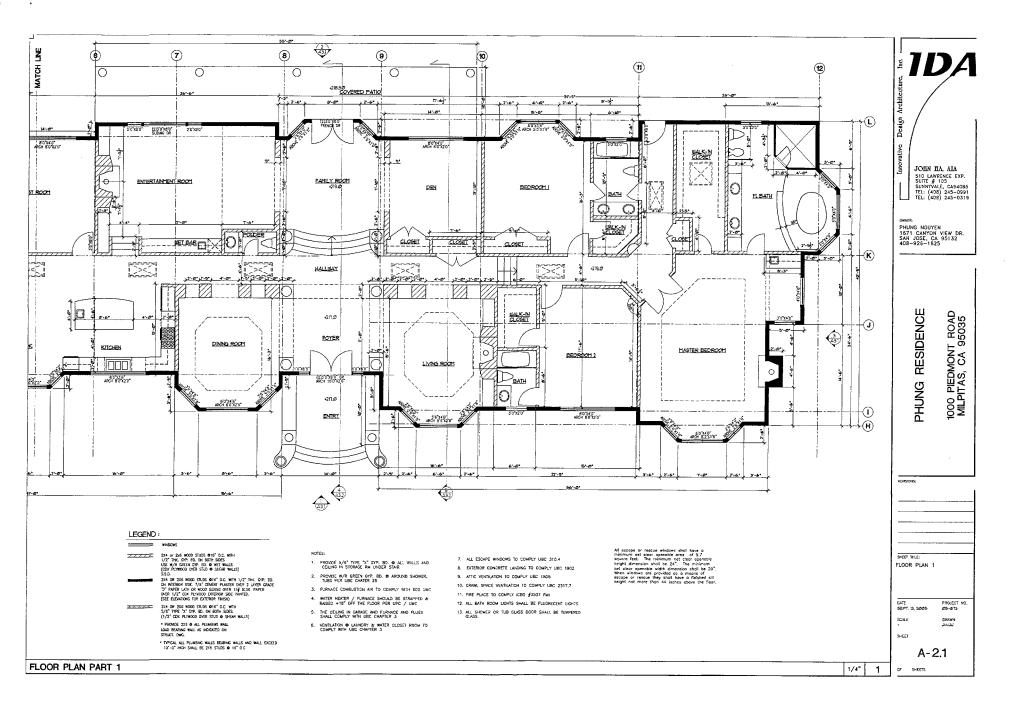
> PHUNG RESIDENCE 1000 PIEDMONT ROAD MILPITAS, CA 95035

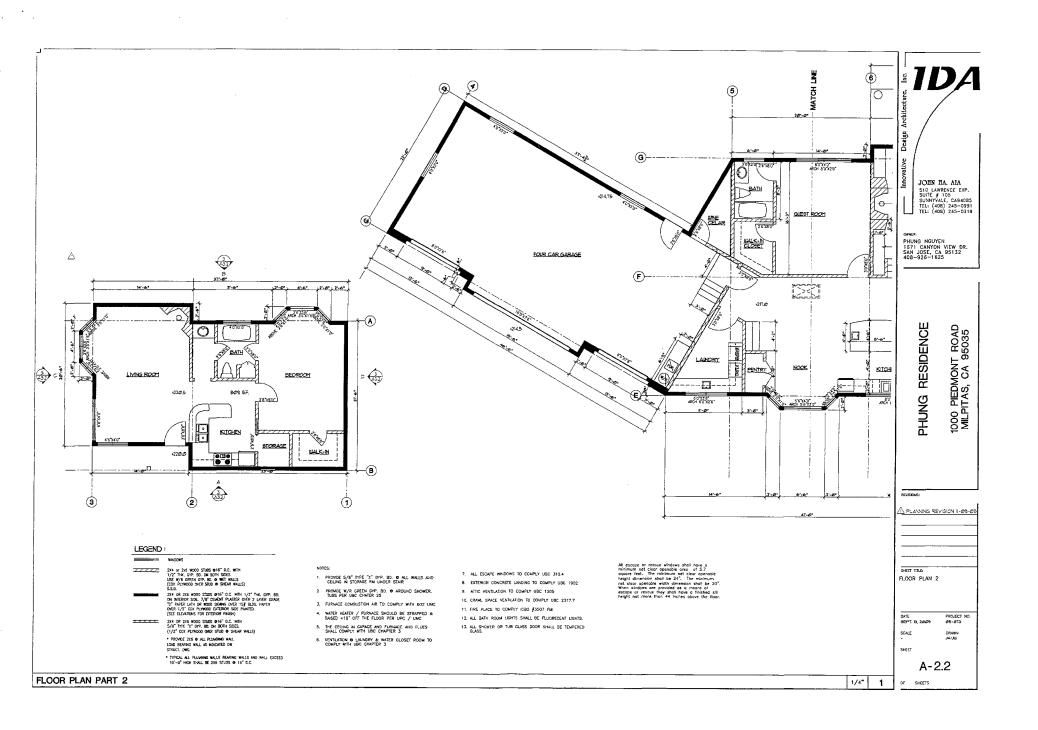
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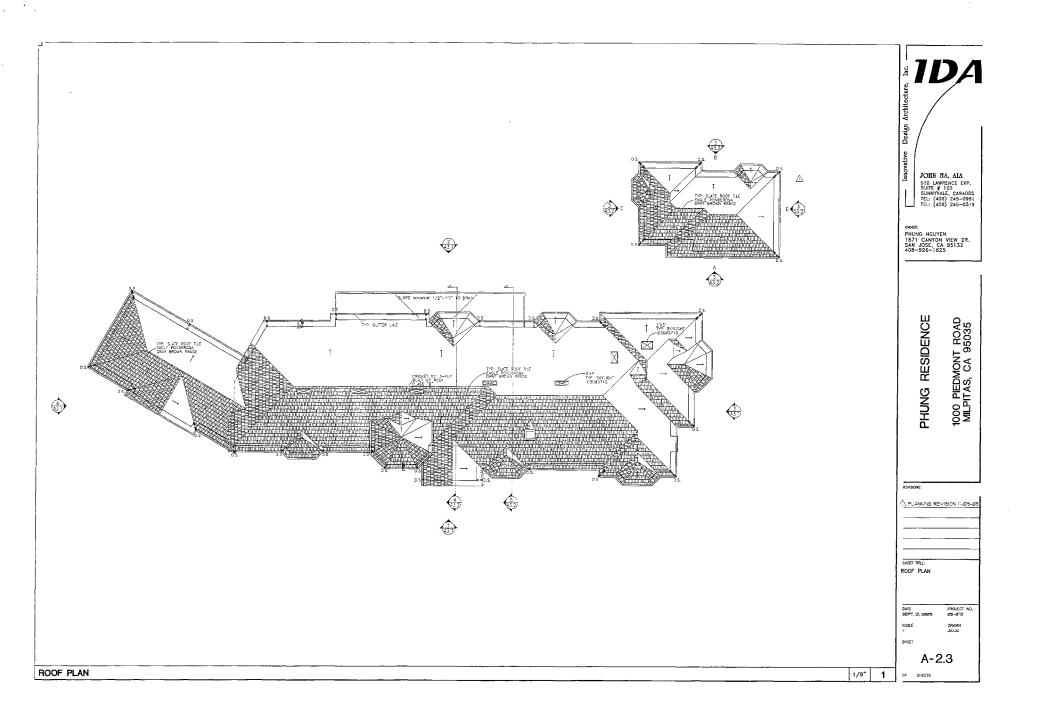
A-0 SHEETS



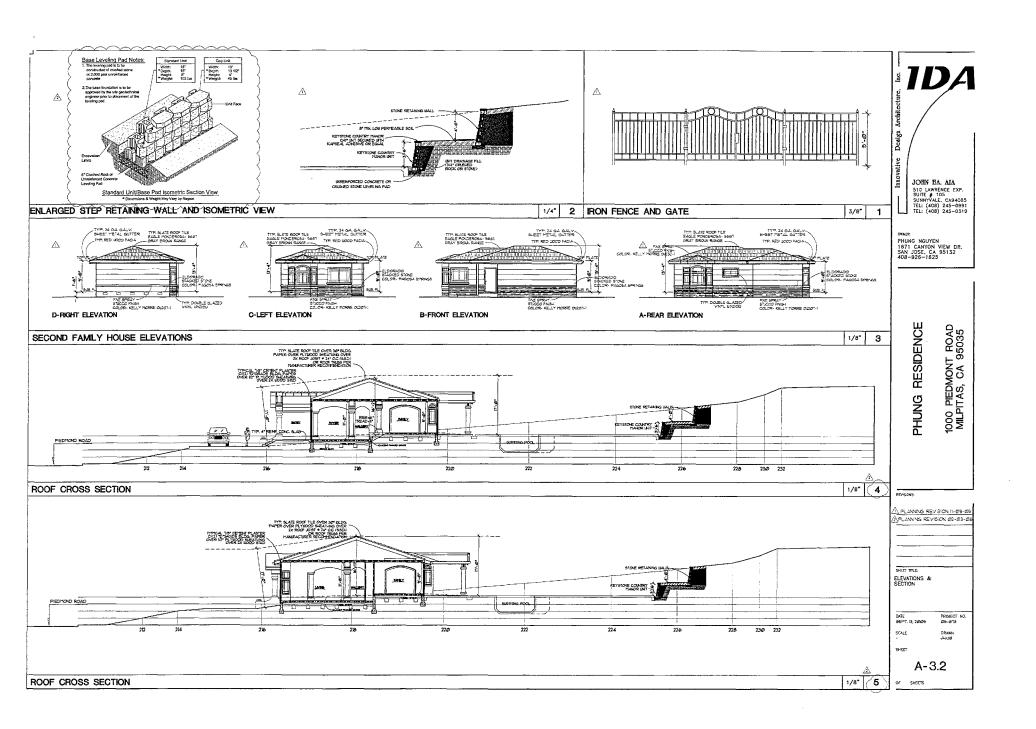


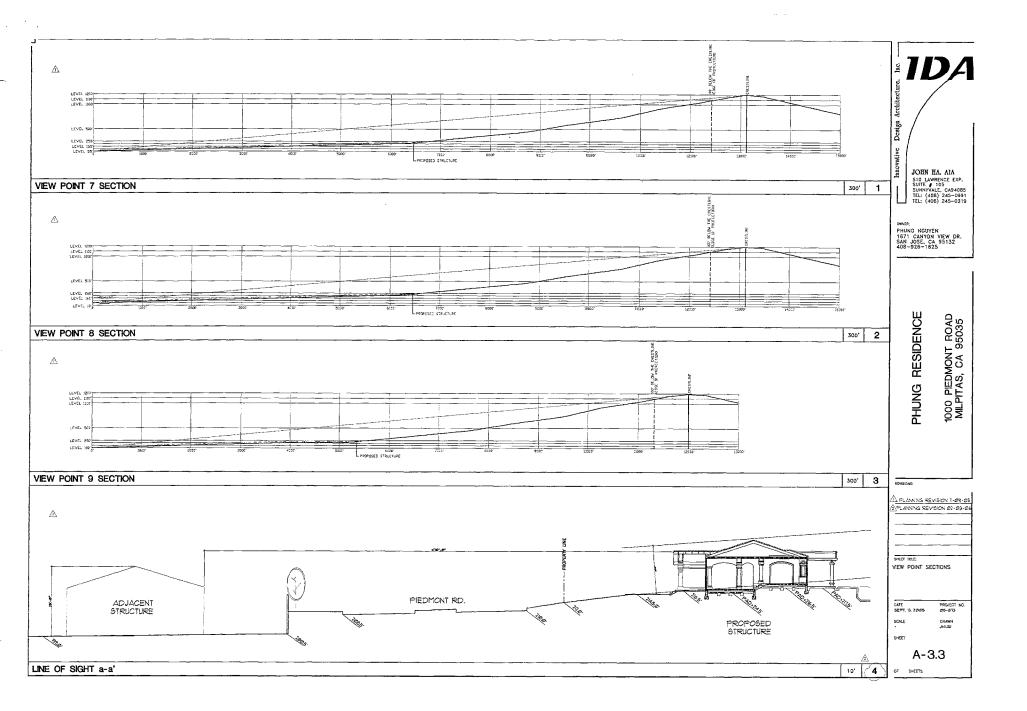


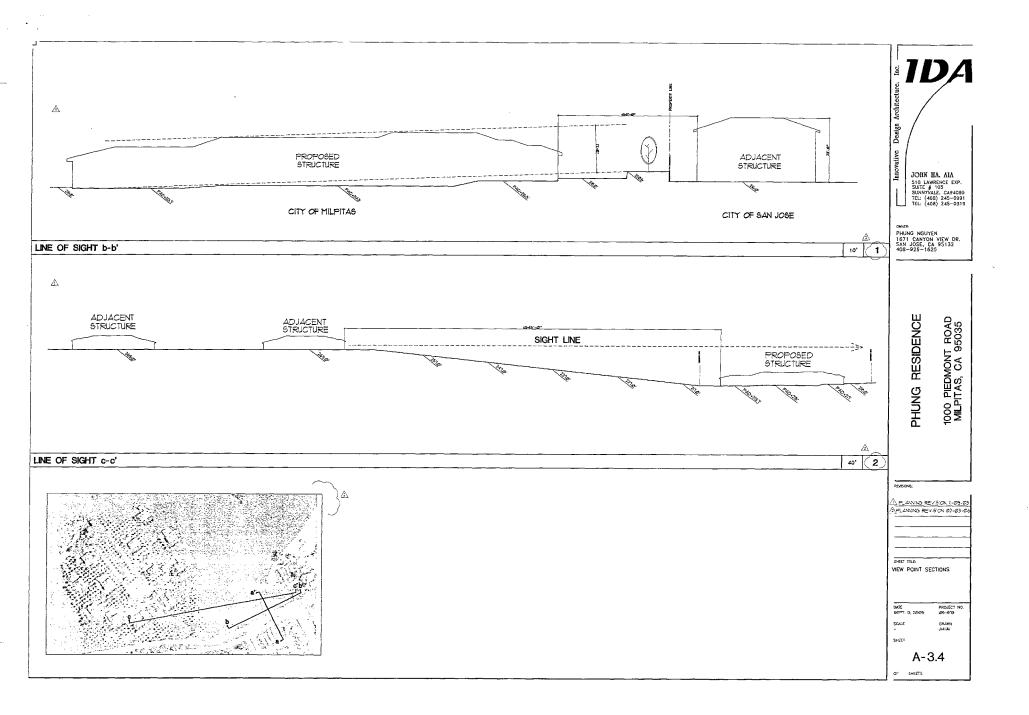


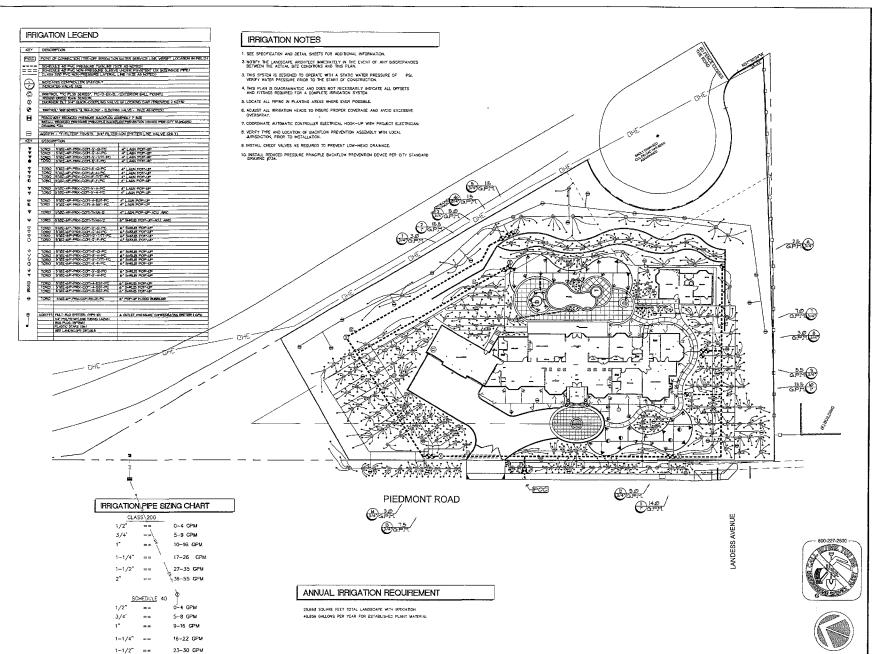












31-50 GPM



PHUNG NGUYEN RESIDENCE

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ISSUE DATE



OWNERSHIP AND USE OF DOCUMENTS

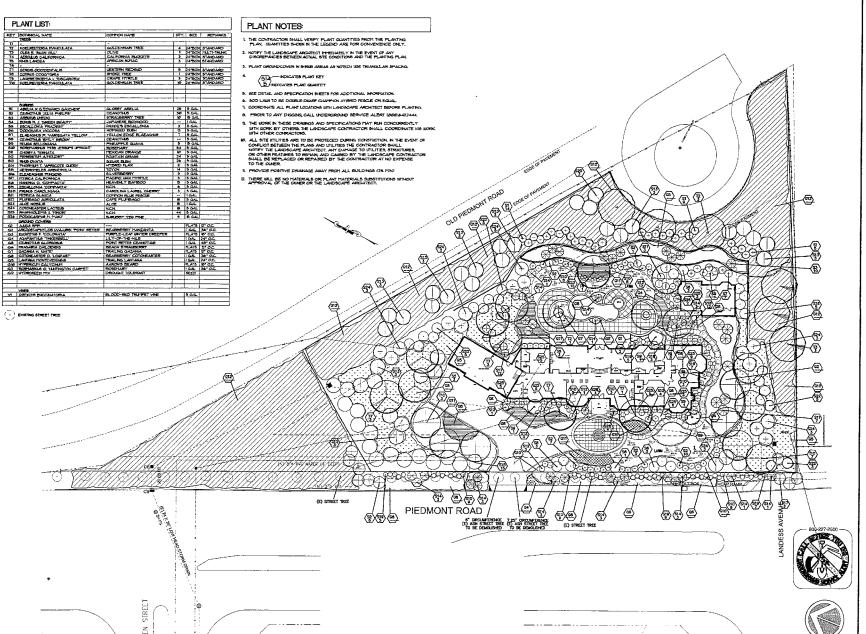
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Approve	4	Pjr		
Drawn		DGS	Reviewed	pjr
Project	No.	03.xx		
Scale	1"=1	50,	Issue Date	7/28/05

IRRIGATION PLAN

L1.0

Sheet 0





REED ASSOCIATES
LANDSCAPE ARCHITECTURE
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PHUNG NGUYEN RESIDENCE

1671 CANYON VIEW DR. SAN JOSE, CA 95132

ISSUE	DATE



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PLANTING PLAN

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LANDSCAPE SPECIFICATIONS

IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING

- THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO WARDUS TRABES, AND UNDER CONTAUDUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRIVINGS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, VENIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.
- CONSTRUCT PERIODOR STOTEN USING NATIONAL AND METHODS CONFORMING TO APPLICAGE PROMODING OF IMPORT PLUMBING CODE. PUBLISHED BY MESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERTY COMPRING THESE ACTIVITIES AT THE LOCATION OF THE WORK. VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS, ASSUME RESPONSIBILITY FOR THEIR PROTECTION.
- THE COMPACT DOCUMENTS ARE NOT INTERIORD TO CONFLICT WITH PROLUBBILISTS OF CONTINUES CONSIDERAL WITH DRAWNESS AND SPECIFICATIONS DESCRIPE MATERIALS WORKHASHED OR CONSTRUCTION OF BETTER CUALITY, MIGHER STANDARD, PROVISIONS OF DRAWNESS AND SPECIFICATIONS TAKE PRECEDENCE.
- OSTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK,
- DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFSETS, FITTINGS, SLETYES, ETC., REQUIRED TO COMPLETE THE PROVIDET. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OMNER.
- PURNISH MATERIALS IN COANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.
- FOR A PERSON OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED DAYS LANDSCAPE.
- . WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTO
- WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS. SUBJIT A SPARNT REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTITUTION, AND ACCURATE STATE AND ACCURATE MANAGEMENT STATE AND ACCURATE MANAGEMENT STATE AND ACCURATE.
- MANUFACTURER'S WARRANTES WILL NOT RELEVE SUB-CONTRACTOR OF HIS LIABILITY LABER THE GUARANTEE. DNLY SUPPLEMENT THE GUARANTEE.
- FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF BRIGATION SPRINGLER SYSTEM AT CONCLUSION OF THE INSTALLATION. 1. OBTAIN VELLUAS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.
- INDICATE IN RECORD DRAWNES ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN. 1.3 EXTRA MATERIALS
- FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:
- WALVE KETS
 SENICE INSENDENCES.
 SENICE INSENDENCES.
 SENICE INSENDENCES.
 KETS TO OPEN AUTO-MATIC CONTROL CASHET.
 KETS TO OPEN AUTO-MATIC CONTROL CASHET.
- PRIOR TO INSTALLATION, LYYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS, OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.
- A. IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER. 2. CONNECT SPIEMALER PROGATION SYSTEM TO POINT OF CONSECTION (P.O.C.) INDICATED IN DRAWINGS.
- B. ASSUME RESPONSERLITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.
- EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.
- REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.
- 3. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH A. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.
- A. PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.

 B. PROVIDE MINIMUM COVER OF 15 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DISAMINES.

- C. PROVIDE WHIMIAN COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.
 D. PROVIDE WINNIAM COVER OF 18 INCHES FOR CONTROL WIRING.
- E. PROVIDE 3 INCH SAND EACKFILL, ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN SOX ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DAMETER WITHIN NATIVE BACKFILL MATERIAL.
- COMPACT BACKER! FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% IN PAYED AREAS.
- 3. PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL 4. FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.
- IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINGLER HEADS, LAWN OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO COME. HANGLING OF PIPE
- INSTALL PAC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE. A. ACCOMPLISH EXCESS LENGTH BY "SNAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.
- HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSIONES BY SOLLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.
- A. KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES, CLOSE OPENINGS IN PIPES RUNS AT THE END OF WORK EACH DAY TO PREVENT EXITY OF FOREIGN MATERIALS. B. BENDING OF CALVANIZED STEEL PIPE WILL NOT BE PERWITTED
- PERFORM JOHITING BY COMPETENT TRADESHEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED, USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, TITINGS, OR RECUPPMENT.
- A. TAKE ENERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.
- JOHTHING PROCEDURES AND METHODS ADDITED BY CONTRACTOR SHALL BE IN STRICT ACCOMPANCE WITH RECOMMENSATIONS OF MANUFACTURES OF JOHNING MATERIAL LISKO.

- FURNISH OWNER WITH GURBANTEE THAT BRIGATION SPRENCER STSTEM IS FREE FROM DETECTS IN MATERIALS AND WORKHAMSHIP, AND THE WORK HAS GEEN COMPLETED IN ACCORDANCE WITH DRAWNISS AND SPECIFICATIONS, OKONANY WEAR AND TEAR, UNDERLA
- PRYMOE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR MORKMASHIP, SETTUNG OF BACKFLIED TREMENES, AND TO REPAIR OR REPLACE DAMAGE RESILETING FORM THE REPLACEMENTS OF DEPOCRESS WITHOUT ADDRESS.
- MAKE REPAIRS OR REPUCEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAYING, OR OTHER IMPROVEMENTS OF ANY KIND, WHEN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEPT OF WRITTEN NOTICE.
- IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A TEN DAYS AFTER RECEIPT OF WRITTEN HONGE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUR-CONTRACTOR.
- E. WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.
- PROVIDE MUNTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.
- WORK INCLIDES, BUT IS NOT LIMITED TO, MATERING, WEIDING, MOMING, PERTILLIPING, CULTIMATING SPRAMIG, CUTTING, AND PREINING MECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEXT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERSON.
- IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWRIGS.
- PRIOR TO END OF WAINTENANCE PERIOD, APPLY FERTILIZED 'D' (15-Z-8) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNFORMLY OVER ALL PLANTING AREAS.
- UPON CCMPLETION OF INITIAL BO DAY MANIFEMANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION. B. GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIMANG CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.
- IRRIGATION SPRINKLER MATERIALS
- PVC PLASTIC PIPE AND FITTINGS MAIN LINE (PRESSURE) PSPING, TYPE 1120-1220 SCHEDULE 40, INSF APPROVED, LASCO, JOHNS MARKILE, OR APPROVED EQUAL.
 - LATERNI, (NOH-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
 - A. LATERAL PAC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED, LASCO, SLOWS, OR APPROVED EQUAL. 3. SOLVENT, TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE SO PIC THREADED RIPPLES IN RISER ASSEMBLIES.
- USE ONLY PUT PLASTIC PIPE FREE FROM BUSTERS, INTERNAL STRAITORS, DENTS, WRINKLES, CRACKS, HOLES, FORDON MATERIALS, SMOOTH INTEROR WALL WITH A GLASS-LIKE APPEARANCE.
- CONTINUOUSLY AND PERMANENTLY WARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE SCHEDULE OR TYPE, AND MANUFACTURER'S CUALTY CONTROL IDENTIFICATION.
- WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PSPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON TITLINGS
- A. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

 - D. AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DANIETER OF THE PIPE.
- INSTALL TURF HEADS, WHERE ADJUICENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURES, OR MOWING STRIPS, SO POWERED EXGING TOOLS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.
- LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRUDE ON A RISER.
- INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN PRAWINGS AND AS SPECIFIED BY MANUFACTURER,
- SET VALVES IN VERTICAL POSITION, HOUSED IN AMETER OR EQUAL VALVE BOX WITH REMOVABLE COVER, PLUSH WITH PINISHED GRADE, WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CATOPANA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.
- FLUSH PPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.
- 2. TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS,

- A. TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND 8. TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVER
- ALLOW OR CAUSE WORK TO BE CONERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.
- SHOULD ANY WORK BE CLOSED OR COMPRED UP BEFORE INSPECTION AND ITSETS ANY SATISFACTIONLY COMPLETED, UNCOME? THE WORK, AND AFTER IT HAS BEEN INSPECTED, ISSUED, AND AFFORMER, MALE ALL REPAIRS WITH MUTTERIAL SA MAY BE INCESSEY TO SETTION DESCRIPTION WITH THE SETTION OF THE OWNER.

 CONDITION WITHOUT ADDITIONAL COST TO OWNER.
- 3.2 LANOSCAPE PLANTING PROCEDURES
- PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.
 ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.
- 3. CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.
- Final location of mounos shall not conflict with existing utilities, utility boxes, valve soxes, etc.
- NO COMPACTION WILL BE ALLOWED, EXCEPT FOR MORNAL GRADING AND SHAPING OPERATIONS. UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DRECTED BY UNIOSCAPE ARCHITECT.
- 1. CULTIVATE PLANTED AREAS TO A LIGHT AND FRABLE CONSISTENCY. UNFORMLY TILL THE

- - DRECT BURKL REMOTE CONTROL WRES, U.L. APPROVED TYPE U.F. MINIMUM OF 4/64 INCH VINTL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHAFT FOR REGULATE DWES SIZING.
- COMMON RETURN WIRE = WHITE, PROT WIRE = RED, DRANGE, OR BLACK.
 MAKE SPLICES WITH "SCOTCH LICK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVID EQUAL.
- SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, OLICK COUPLER

 1. TYPE, SZE, AND LOCKTION INDICATED IN DRAWINGS.
- 2. LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERSQUARD.
- BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS ON AS APPROVED BY LOCAL COVERNING BODY.
- SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.
- VALVE BOXES CONTROL VALVE BOXES, AMETEK NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.
- 2.2 LANDSCAPE PLANTING MATERIALS
 - EXISTING SURFACE SOIL UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, RETTINE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS.
 - NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOKES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.

 - A. SUBWIT SOIL SAMPLES AND ANALYSIS OF IMPORTED SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO PROJECT SITE. 8. SHOULD LANDSCAPE ARCHITECT REJECT ANY PORTION OF DELIVERED SOIL, FOR ANY REASON, SELECT SON, MATERIAL, FROM A DIFFERENT SOURCE AND RESIDENT TO LANDSCAPE ARCHITECT FOR APPROXIL WITHOUT ADDITIONAL COST TO OWNER.
- COMMERCIAL GRADE FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL UNICPEMED CONTAINERS, EACH REARING THE MAINFACTURER'S GURANTEED ANALYSIS.
- MATERIAL WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL SE REJECTED.
- FERTILIZER FOR GENERAL SON FERTILITY IMPROVEMENT IN ALL TURY AND PLANTING AREAS SHALL BE PELLETED TYPE HAVING A NG-P20-P20 FORHUM.
- B. FERTILIZER 'B': FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SODDING SMALL BE PELLETED TYPE HAVING NG-PZ-KD (WITH 12 JRON).
- C. FERTILIZER "C": FERTILIZER TO BE INCORPORATED IN EACH PLANT FIT SHALL BE A PLANT THE WITH FORMULA NOO-PIO-KS, SUCH AS AGRICOM!
- FERTUZER TO BE APPLIED TO LAWN AREAS AFTER TURE IS ESTABLISHED AND AROUND INSTALLED CONTINUER PLANTS DURING THE MAINTDIANCE PERIOD SHALL BE PELLETED TYPE COMBINATION CHEMICAL ORGANIC FORMULE NTS-P2-KR.
- E SOIL AMENDMENT: NITROLIZED REDWOOD SAWOUST WHICH SHALL BE BULK,
 TREATED WITH A REACTIVE FORM OF NITROGEN (NHS)
 - OR RECYCLED COMPOST MATERIAL W/ SOIL ANALYSIS APPROVED IN ADVANCE, 3
- FOLLOWING MATERIAL, PER 1.000 SQUARE FEET, INTO THE TOP 6 INCHES OF SQL, USING A ROTOTILLER OR SIMLAR MACHINE, THEN THOROUGHLY WATER.
- 6 CU. YOS. NITROCEN STABILIZED SAMOUST (SOIL AMENDMENT) 25 LBS. FERTILIZER A. 15 LBS. SOIL SULPHER
- PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:
- 1/3 YD. NITROGEN STABILIZED SAWDUST (SOIL AMENDMENT) 2/3 YD. NATIVE SOIL NON SULPHATE AND FERTILIZER "C" AS FOLLOWS
- 1 GAL: 1-TAB 5 GAL: 2-TAS 15 GAL: 4-TAS 6-3 TASS FOR SOXED MATERIAL
- CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.
- A. LANDSCAPE ARCHITECT RESERVES THE FIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONOMIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.
- - A. LEVEL SIZE OF PITS SHALL BE 2 TIMES DAMETER OF ROOT BALL, AND DINE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.
- SOIL AT SIDES AND BOTTOMS SHALL BE LIDESENED BY SCARFYING TO ENSURE ROOT PENETRATION, AVOID SHOOTH CIRCULAR SIDES. BACKFILL FITS WITH "PREPARED SOA" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.
- WHEN THE BACKFUL ARCUND THE PLANT IS APPROXIMATELY TWO—THIRDS COMPLETED, THOROUGHLY WATER. BACKFUL COMPLETE TO THE GRADE OF THE SURRICINDING APPR.
- B. THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS MIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURE AREA) TO RETAIN WATER.
- B. REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.
- PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOST AND FRINGLE SCILL NEVER DRY OR WET AND SOCKY.
- A. THE MOST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION
- SPACE GROUND COVER PLANTS AS INDICATED IN GRAWINGS AND IN THE PLANT LIST.
 PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRANSQUAR SPACING AND AROUND SPACES AND TREES TO WITHIN ONE FOOT.
- AFTER ALL SON AMENDMENT AND FERTILIZERS HAVE BEEN APPLIED AND CULTIVATED INTO SOIL, FINE GRACE ALL AREAS.
- REMOVE RIDGES AND DEPRESSIONS. AREAS SHALL BE SMOOTH, CONTINUOUS, FIRM PLANES THAT ENSURE PROPER SURFACE DRAMAGE. REMOVE ROCKS, SOIL LUMPS, AND DELETERIOUS MATERIALS LARGER THAN 1 INCH, RAKE AND COMPACT AREAS WITH A 200 POUND ROLLER. AVOID ADDITIONAL COMPACTION OF THE SOILS AFTER TREATMENT. DO NOT PERMIT VEHICULAR OR EQUIPMENT TRAFFIC OVER AREAS.

- F. IRON SULFATE: STANDARD COMMERCIAL BRAND. WOOD CHIP MULCH
- ALL PLANTED AREAS, EXCEPT TURE, SHALL RECEIVE A TOP DRESSING OF HULCH CONSISTING OF RECYCLED, DIED WOOD CHIP'S OF PIX CHIP'S, MEDIAN GROWD 3/8 TO TO 3/4 DAMPETE. SHEEDED BANK IS UNICCEPTIBLE.
- CONFORM PLANT MATERIAL INDICATED IN DRAWINGS BY THE LISTED NAMES, TO STANDARD PLANT NAMES, SCOMD ESTION, EXCEPT FOR MAJES NOT INCLIDED, FOLLOW THE ESTREAMED CUSTOMS OF THE MITCHET TRADE.
- ALL PLANTS SHALL BE TRUE TO NAME. TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF MUSSEPHIMEN.
- ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTIATIONS.
- PLANTS SAML BS STANKTRICAL THYCAL FOR VARIETY AND SPECIES, SOUND, HEALTHY VIGIROUS, FREE FROM PLANT DISCORES, NESCOT PESTS, OR OTHER EDGS, WITH POINT OF BRING SOUTH PAUM.
- USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVAR'S SPECIFIED AND THAT COMPORE TO ALL STATE AND LOCAL LAWS COMPANION THE SALE, TRANSPORTATION, AND RESPECTION OF PLANT MATERIALS.
- 7. THOSE SPECIFIED TO BE WOLTH-TRUNK SHALL HAVE AT LEAST THREE WAIN LEADER FROM THE BASE.
- PLANTS THAT HAVE ENGRELING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENGRELING ROOT GROWTH.
- 9. THE REGREE AND SPREAD OF PLANT MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.
- A. 5 AND 15 CALLON CAN CONTAINER STOCK SHALL MAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SX (6) MORTHS, BUT SHALL NOT HAVE BEEN OVERCROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND,
- 2.3 SOURCE QUALITY CONTROL

 A PERFORM RESPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE MORE.

 1. SERVICION FOR CONNECTION OF PREJUMENT FAIGH GRADNE AND IRROUTION SERVICION STRUCTURE STATES.

 - INSPECTION OF PLANTS PRIOR TO LAYOUT.
 LAYOUT INSPECTION OF SPOTTED PLANTS.
 - INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMERCEMENT OF MAINTENANCE PERIOD. 5. FINAL INSPECTION AT CONCLUSION OF ADDITIONAL SO DAY LANDSCAPE MAINTENANCE PERIOD.
- B. LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.
- REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF THE INSPECTION IS REQUIRED.
- IRRIGATION SPRINKLER SYSTEM
- A. PREPARATION
 - A. IN THE EVENT OF SUCH COMPACTION, CONTRACTOR WILL BE REQUIRED TO RECULITIVATE COMPACTED AREAS.
 - SODDING: RAKE AREAS TO FINISH GRADE ELEVATION TO 1 INCH LOWER THAN AGRICULT PAYING TO ACCOMMODATE SOD THYCKNESS.
 - A. SPREAD 20 POUNDS PÉR 1.000 SQUARE FEET OF FERTILIZER "B" ON SON SURFACES PRIOR TO SODDING. THEN NEATLY INSTALL SCO SLABS.
- C. LIGHTLY WATER AND ROLL ENTIRE AREAS. THEN HEAVILY WATER TO ASSURE WATER PENETRATION OF AT LEAST A DEFTIX OF 8 INCHES. SEEDIND: APPLY FERTILIZER '9' TO FINISH GRADED SURFACES AT THE MATE OF 4
 POUNDS PER 1,000 SQUARE FEET.
- A USE ONLY SEED THAT IS WEED FREE FRESH, RECLEANED, GRADE A, NEW CROP CONSISTING OF THE PERCENTAGE OF MX AS DESCRIBED IN DRAWINGS.
- LABEL SEED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF ADRICULTURE RULES AND FROLLATING UNDER THE FEDERAL SEED ACT PRESENTLY IN EFFECT AND SAULT BE OCCUPEND TO PROJECT SET BE BASE BEVIOUS DEALER'S USED, AND GLARAMIED JAMAN'SE.
- F. DO NOT MOW UNTIL TURF IS 2-1/2 INCHES HICH, AND FOR INITIAL MOWING DO NOT MOW LOWER THAN 1-1/2 INCHES. REMOVE ALL CLIPPINGS.
- FERTILIZING DURING MAINTENANCE: APPLY FERTILIZER "D", 30 CALENDAR DAYS AFTER PLANTING, AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET.
- A. REPEAT EVERY 30 DAYS THROUGH MAINTENANCE. WEED CONTROL, PEST CONTROL, & MULCHING WEED CONTROL MATERIAL SHALL SE A PRE-EMERGENT HERSCHE, TRIFLIROLIN (TRIFLIAN) OR DIPHTINAMIS (DYMO) OR EMBES) OR APPROVED EQUAL APPLIED ON PLANTED AREAS, DON'T APPLY TO TURE CEVELOFED AREAS.
- CONSIDER IT PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS. 3. CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO PROPERTS, RABBITS, INSECTS, DEER, ETC.
- REPAR DAMAGE THAT OCCURS TO THE DRIGHAL CONDITION OF IMPROVEMENTS. INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO CHAPE. SPREAD BARK CHP MUICH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURS DEVELOPED AREAS, TO A MINIMUM DEPTH OF 2".
- G. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.
- UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS EntirE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.
- If ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE MARKET OF THE PROJECT O STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.
 THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL
 ESTABLISH THE BEDINNING OF PLANT MAINTENANCE PERSON.
- UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DESRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREVISES. FINAL IMPRECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESIDICE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTHERATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.

PHUNG NGUYEN RESIDENCE

1000 PIEDMONT ROAD MILPITAS, CA 95035

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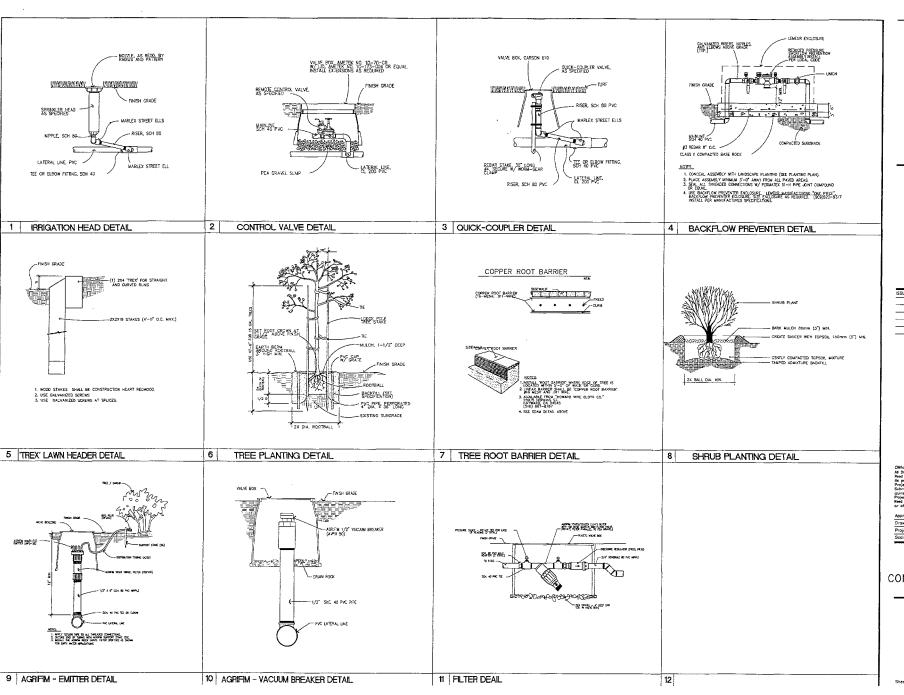
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LANDSCAPE

SPECIFICATIONS

L3.0





PHUNG NGUYEN RESIDENCE

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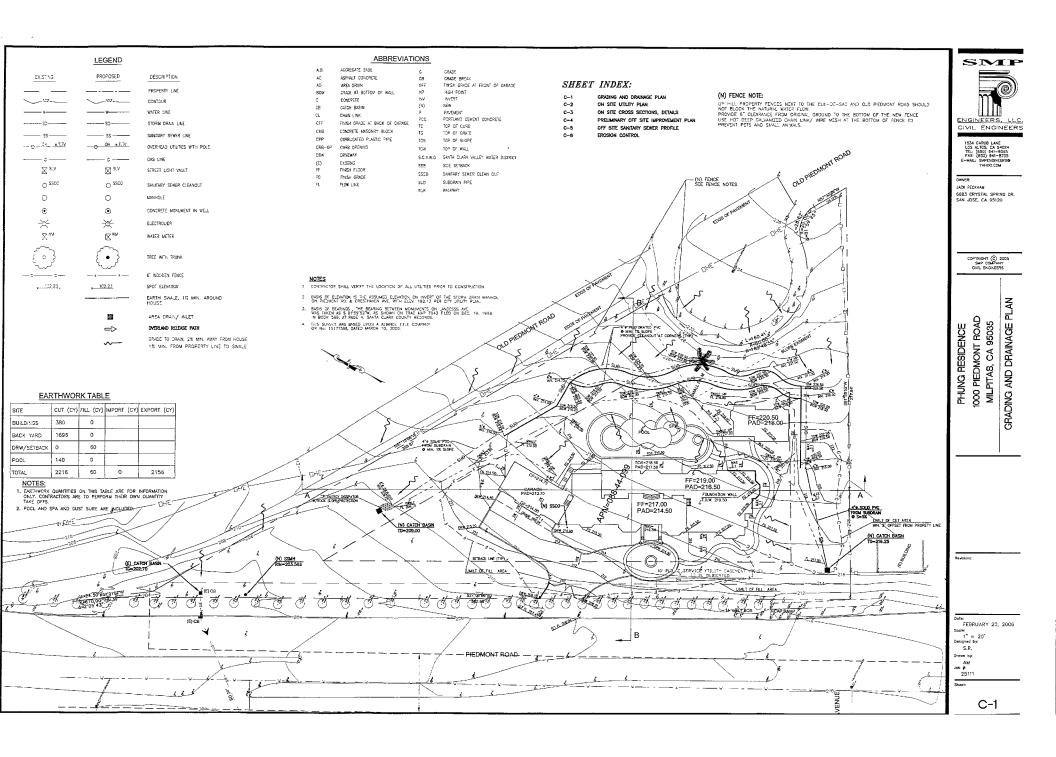
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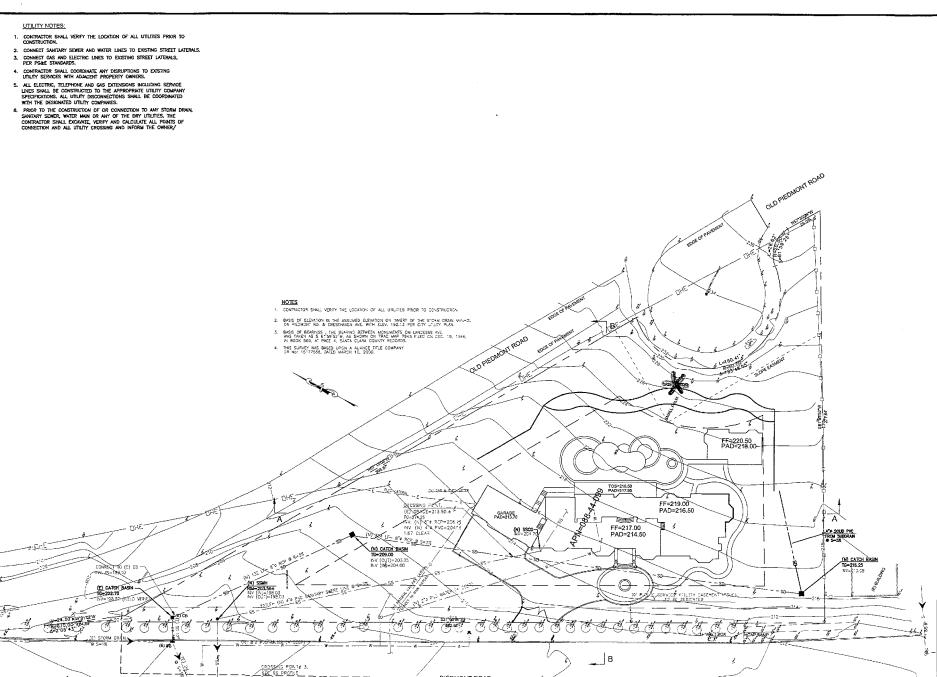
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LANDSCAPE CONSTRUCTION DETAIL

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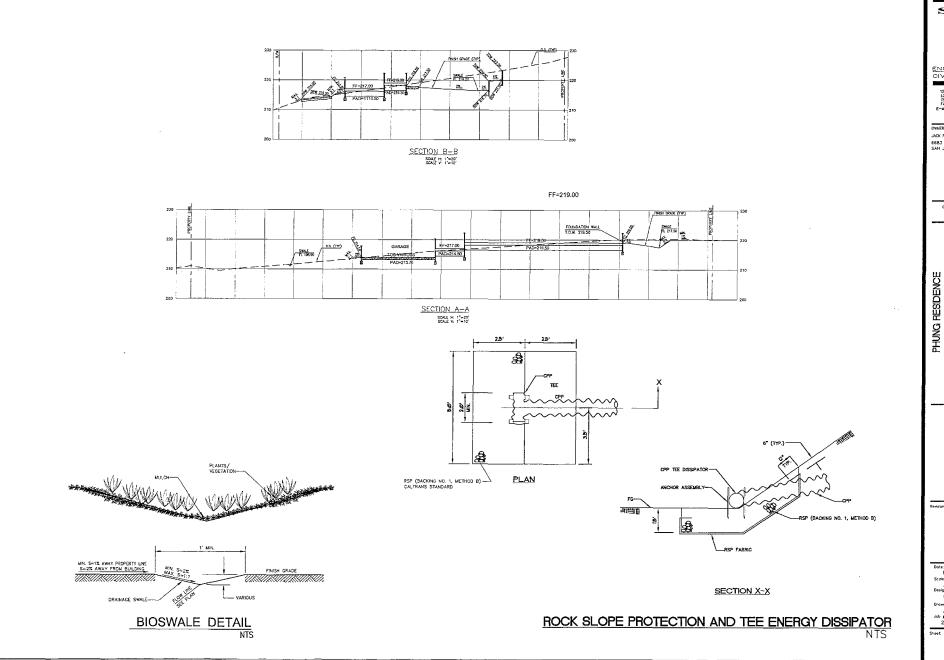
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Revisions:

C-2





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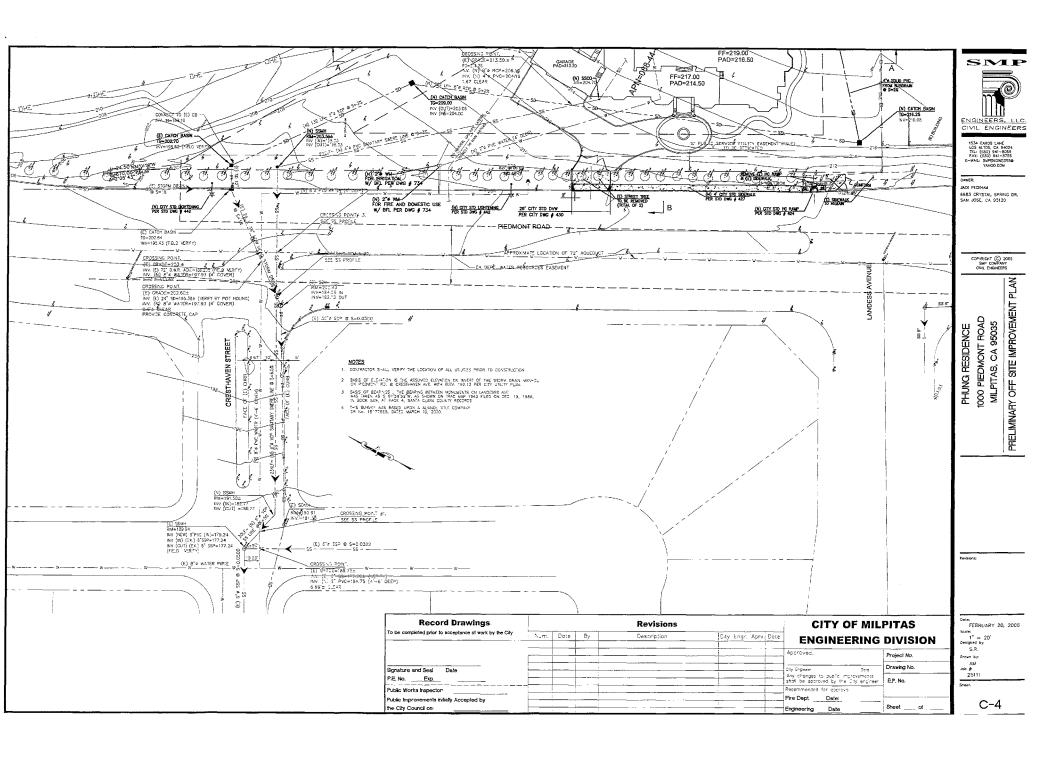
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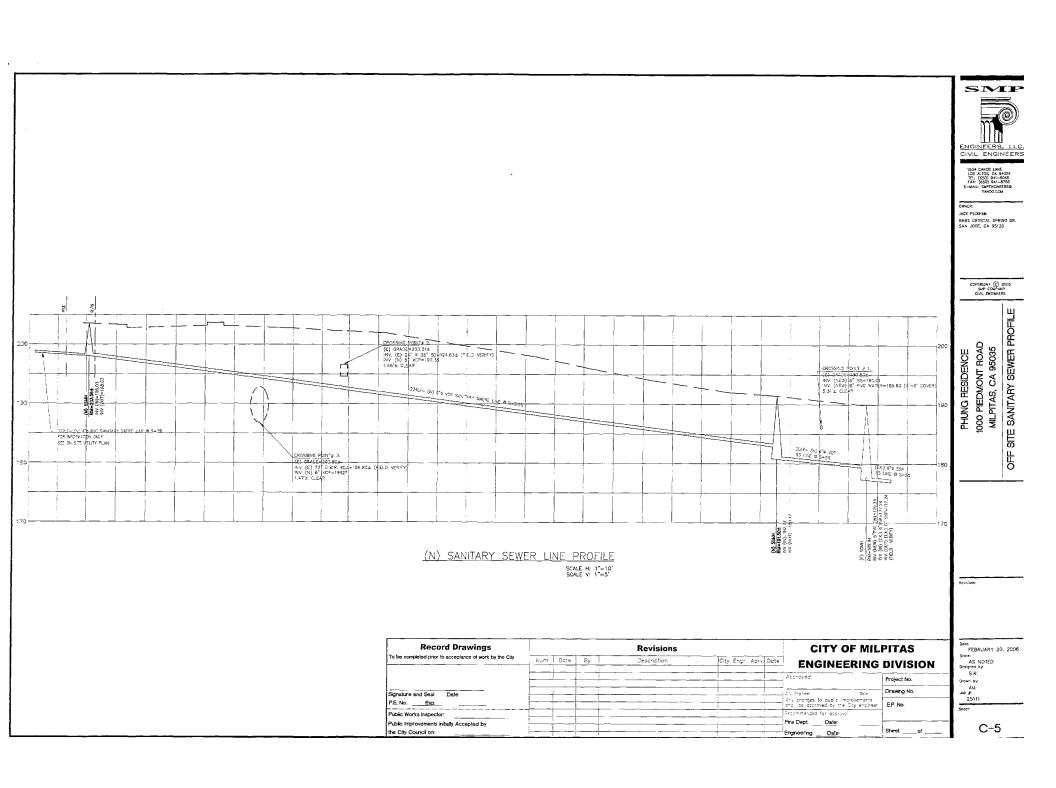
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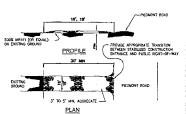
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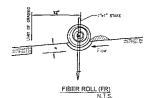
C-3







STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)



__12 MIL PLASTIC UNING

 Pioce Rev roll in key trench 3" deep and place excepted soll on sphill or flow side of the roll.
 On slopes and hilades, there rolls shall be obutted at the ende and not overlapped. Place attendts stakes on both sides of the roll, every 5". 3. Install fiber roll 12" from limit of grading

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

severums curring one rany season, which leave demuded slopes shall be producted with eradion control measures immediately solicening.

2. This plan covers only the first winter following grading with casumed site conditions as shown on the Drosion Control Plan. Prior to September 15, the completion of site improvement shall be represented to the site of the plan or an excessive with the completion of site improvements and be prior an excessive with the suppressive of the condition of the condit

5. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field condition. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.

This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after atorm events.

Se Reasonable acre shall be taken when houling any earth, sond, gravel, stone, debrts, poper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, kinnediately remedy shall occur.

9. Sonitory facilities shall be maintained on the site.

10. During the roley season, all paved areas shall be kept clear of earth materix and debris. The site shall be maintained so as to minimize sediment loden runoff to any storm drainage systems, including existing drainage swales and water courses.

Construction operations shall be corried out in such a manner that en and water pollution will be minimized. State and local laws concerning polli-abatement shall be complied with.

12. Contractors shall provide dust control as required by the

14. The contractor shall implement year-round Best Management Practice regarding the discharge of non-storm water runoff into the drainage syst

MAINTENANCE NOTES 1. Mointenance is to be preformed as follows:

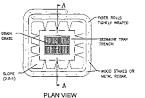
Moltemance is to be preformed as follows:
 A Repoir domagne coused by soil erabin, or construction at the soil recibin, or construction at the soil recibin, and of each working day.
 B. Sweles shall be inspected periodically and mointained as needed.
 C. Sackment traps, berrin, and sweles are to be inspected offer soil storm and reports mode as needed.
 D. Sackment shall be removed and sackment traps preserved to its original. Commissions when seedment has occumulated to a depth of the sackment and the sackment

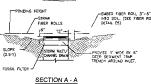
one foot.

E. Sediment removed from trap shall be deposited in a suitable orea and in such a manner that it will not erode.

F. Rills and guilles must be repaired.

c. Naw vine guine must be repured.
2. All existing drainage inlets on Phidmony Road, around the project site shall be protected with sand bags during construction.
Sand bag inlet protection shall be decemd out whenever sediment depth is one half the height of one sand bag.

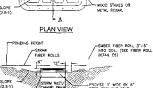




STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.

INDUCINE WILL BE NOCESSAY.

FOSSI, FILTERS SHALL SE
KCOPPORATED IN ALL CATCH BASIN
IELD INLESS 24 AND LARGER AND
SE INSTALLED PSE WANDFACTURER
PROSPECTIONS. FOSSI, FILTERS A
INVALABLE FROM KRISTAP EMTERRER
KC., 422 LARKPIELD CENTER, SUITE
MATTA BOSA, CA 95403, PHONE (8)



CIVIL ENGINEERS

PLAN

EROSION CONTROL

PHUNG RESIDENCE 1000 PIEDMONT ROAD MILPITAS, CA 95035

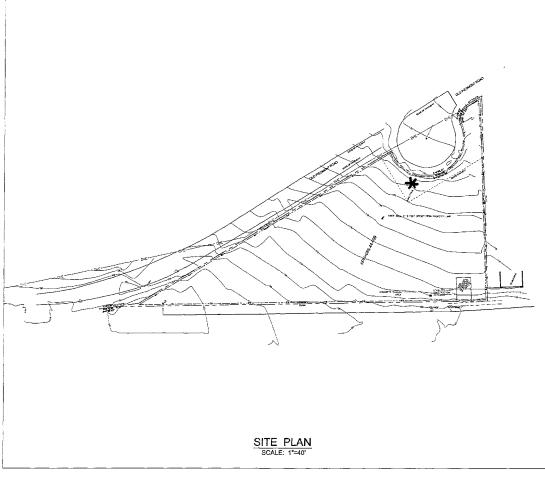
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FAX: (650) 441-8755
E-MAIL: SAPENGNEERS
YAHOG.COM

OWNER:

JANUARY 23, 2006 AS NOTED Designed by:

S.R. Orawa by: AM 300 £ 25171

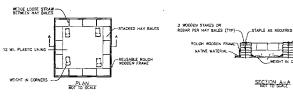
C-6



Stackpile cover facric

PERSPECTIVE

TEMPORARY COVER ON TOPSOIL STOCKPILE



CONCRETE WASHOUT AREA